



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** Factoria Shell Station Buffer Enhancement

**Proposal Address:** 3204 Richards Road

**Proposal Description:** Land Use review of a Critical Areas Land Use Permit for a wetland buffer enhancement plan.

**File Number:** 12-124243-LO

**Applicant:** Dan Baggen

**Decisions Included:** Critical Areas Land Use Permit  
(Process II. 20.30P)

**Planner:** Leah Chulsky, Land Use Planner

**State Environmental Policy Act  
Threshold Determination:** Exempt

**Director's Decision:** Approval with Conditions

**Michael A. Brennan, Director**

Development Services Department

By: 

Carol V. Helland, Land Use Director

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**Application Date:** September 11, 2012  
**Notice of Application Publication:** October 11, 2012  
**Decision Publication Date:** April 11, 2013  
**Project Appeal Deadline:** April 25, 2013

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

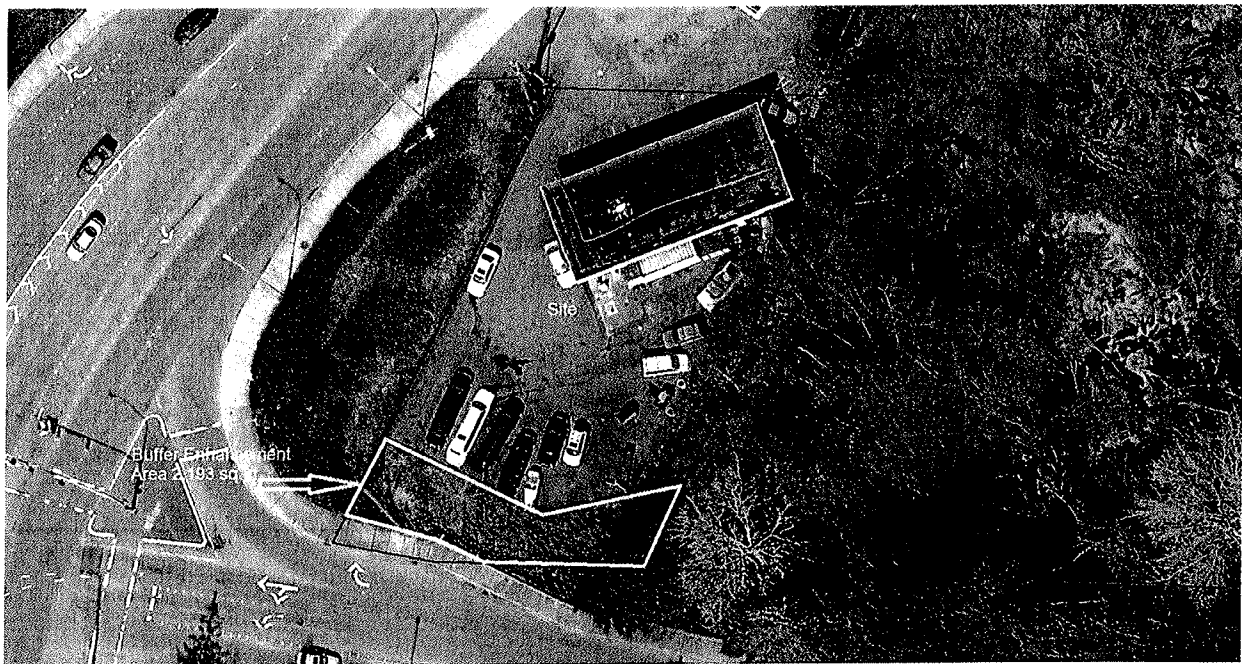
**I. PROPOSAL DESCRIPTION**

The applicant is proposing to enhance 2,193 square feet of wetland buffer. The buffer enhancement area is located in the southern portion of the subject property, south of the existing parking lot and north of the sidewalk on SE Eastgate Way. Existing vegetation is mostly Himalayan blackberry which is not maintained.

**II. SITE DESCRIPTION, ZONING, LAND USE AND CRITICAL AREAS**

**A. SITE DESCRIPTION**

The project is located at 3204 Richards Road in the Factoria Subarea of the City. The site has frontage along Richards Road and SE Eastgate Way. The subject property is a rectangular parcel with a gas station and parking lot. The parking lot and existing structure, constructed in 1972, are raised on fill material. The fill slope drops approximately eight feet down, beginning along the eastern property boundary. The site is adjacent to forested wetland that is associated with a Type F stream. The stream drains south through a culvert underneath I-90. Adjacent land uses include: an auto repair shop to the north that is connected to the existing parking lot, Richards Road to the West, SE Eastgate Way to the south and the aforementioned wetland to the east.



**Figure 1**

## **B. ZONING**

The subject site and surrounding properties are zoned Community Business. The proposed activities of replanting and maintenance are allowed in this zone.

## **C. LAND USE CONTEXT**

The property has a Comprehensive Plan Land Use designation of Community Business.

## **D. CRITICAL AREAS FUNCTION AND VALUE, REGULATIONS**

### **i. Wetlands**

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

### **i. Critical Areas Overlay District/Critical Area Land Use Permit**

A Critical Area Land Use Permit (CALUP) is required for approval of restoration and a vegetation management plan.

## **III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:**

### **A. ZONING DISTRICT DIMENSIONAL REQUIREMENTS:**

The CB zoning dimensional requirements found in LUC 20.20.010 do not apply to this project as no structure is proposed to be constructed.

### **B. CRITICAL AREAS REQUIREMENTS LUC 20.25H:**

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer.

The proposed vegetation management is located within a wetland critical area buffer. The performance standards identified in the table below apply:

<b>Critical Area</b>	<b>Performance Standards</b>
Wetlands	20.25H.055.C.3.i 20.25H.100

**i. Consistency With Land Use Code Vegetation Management Performance Standards LUC 20.25H.055.C.3.i:**

Restoration and associated vegetation management is an allowed use in a wetland buffer provided a Critical Areas Land Use Permit is approved. The project proposal in question is to remove and control non-native invasive blackberry and to replant the 2,193 square foot area with native trees and shrubs. The submitted vegetation management plan prepared by Wetland Resources, Inc. can be found as Attachment 1 to this report. Vegetation management plans may be approved subject to the following:

**1. A description of existing site conditions, including existing critical area functions and values;**

See above site description in section II of this report. The site is currently developed with a gas station and convenience store on a site with a category I wetland. The adjacent wetland contains a mixture of emergent and forested components with reed canary grass, creeping buttercup, soft rush, cattail, red alder, willow, and black cottonwood. Invasive Himalayan blackberry also exists on the site and is impacting vegetation in the buffer.

**2. A discussion of the plan objectives;**

The plan is intended to improve the ecological function of the degraded buffer in terms of the habitat and water quality. To improve the quality of edge habitat, greater diversity of the native plant species will provide better food sources, seed sources and better cover. They perform a more effective water quality function, residence time for water flowing through the site will be increased, and improved bio-filtration is expected based on greater density of shrubs and trees. The enhancement area is a swale/ravine that channels sheet-flow from adjacent impervious surfaces in the previous mentioned wetland and stream. Planting native shrubs is expected to help reduce the velocity of incoming waters, increase infiltration potential, and perform a more effective bio-filtration function for water entering the wetland and fish-bearing stream.

**3. Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;**

The wetland was identified to have emergent and forested vegetation components. The area of work on this site is highly disturbed from use of the gas station and convenience store and invasive species.

**4. Allowed work windows;**

Rainy season restrictions would apply to any clearing and grading activity however only minimal earth disturbance should be caused by plant installation. Clearing of invasive species will be followed by dense replanting with mulch

installation.

5. **A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and**

This plan only allows for replanting of vegetation and the maintenance of the vegetated area which is 2,193 square feet of wetland buffer.

6. **Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.**

The proposed 2,193 square foot area will be planted with native shrubs upon removal of the Himalayan blackberry. To increase survivorship of installed conifers, conifers shall be planted to an appropriate density within the drip line of the existing black cottonwoods. The placement of the remaining trees and all shrubs shall attempt to mimic natural/asymmetric vegetation patterns found on similar undisturbed sites in the area. Maintenance of invasive plants will follow over the required three year monitoring and maintenance period. After three years the area will be managed as needed. Native plants from the City's planting templates are proposed to be installed in the vicinity of the cutting. The plants proposed on the submitted plan consist of trees, shrubs, and ground covers. After planting is installed the site will be maintained and monitored for 3 years per the submitted monitoring plan which proposes to achieve:

- Survival rate of planted material: 75% or greater

Monitoring of plant health, coverage of invasive plants, irrigation, is proposed to achieve these performance standards. **See Attachment 1 for the proposed planting plan and monitoring plan. See Conditions of Approval in Section X of this report.**

#### **ii. Consistency With LUC 20.25H.100**

Development on sites with a wetland or wetland critical area buffer shall incorporate the following performance standards in design of the development, as applicable:

1. **Lights shall be directed away from the wetland.**
2. **Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the wetland, or any noise shall be minimized through use of design and insulation techniques.**

3. Toxic runoff from new impervious area shall be routed away from the wetlands.
4. Treated water may be allowed to enter the wetland critical area buffer.
5. The outer edge of the wetland critical area buffer shall be planted with dense vegetation to limit pet or human use.
6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the wetland buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.

The applicant is not proposing any alterations or changes to the existing use which is a Gas Station/Convenience Store originally constructed in 1972. The applicant is not proposing to use and chemical controls within the restoration or buffer areas. Any use of chemical controls (pesticides, fertilizers and insecticides) shall be approved per the City of Bellevue's "Environmental Best Management Practices". **See Conditions of Approval in Section X of this report.**

#### **IV. PUBLIC NOTICE AND COMMENT**

Application Date:	September 11, 2012
Public Notice (500 feet):	October 11, 2012
Minimum Comment Period:	October 25, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on October 11, 2012. Notice was also mailed to property owners within 500 feet of the project site. No comments were received.

#### **V. SUMMARY OF TECHNICAL REVIEWS**

##### **A. CLEARING AND GRADING**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

#### **VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

The proposed project is exempt from SEPA review as it is outside of any critical areas and does not exceed any of the Categorical Exemptions in WAC 197-11-800.

#### **VII. CHANGES TO PROPOSAL DUE TO STAFF REVIEW**

Staff did not request any changes to the proposal.

## **VIII. DECISION CRITERIA**

### **A. 20.30P.140 CRITICAL AREAS LAND USE PERMIT DECISION CRITERIA**

The Director may approve, or approve with modifications an application for a Critical Areas Land Use Permit if:

**i. The proposal obtains all other permits required by the Land Use Code;**

Finding: The applicant must obtain a clearing and grading permit before beginning any work. Future modifications beyond the approved activity covered in this report may require a new Critical Areas Land Use Permit. See Conditions of Approval in Section X of this report.

**ii. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

Finding: The plan is intended to improve the ecological function of the degraded buffer in terms of the habitat and water quality.

**iii. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;**

Finding: As discussed in Section III of this report, the applicable performance standards of LUC 20.25H.055.C.3.i and LUC 20.25H.100 are being met.

**iv. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

Finding: The proposed activity will not affect public services or facilities.

**v. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210;**

Finding: The proposed restoration is consistent with requirements. This vegetation management plan will restore vegetation to a wetland buffer. A 20 percent maintenance surety will be required. The surety will be needed prior to final approval of the future clearing and grading permit. The maintenance surety will be held for a period of 3 years from the date of inspection to ensure plant survival. See Conditions of Approval in Section X of this report.

**vi. The proposal complies with other applicable requirements of this code.**

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

**IX. CONCLUSION AND DECISION**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the restoration and vegetation management proposed within wetland buffer on the site located at 3204 Richards Road. **Approval of this Critical Areas Land Use Permit does not constitute a permit for construction. A Clearing and Grading permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

**X. CONDITIONS OF APPROVAL**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Land Use Code- BCC Title 20	Leah Chulsky, 425-452-6834
Noise Control- BCC 9.18	Leah Chulsky, 425-452-6834

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

- 1. Clearing/Grading Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a clearing and grading permit. Application for a clearing and grading permit must be submitted and approved prior to work commencing. Plans submitted as part of the clearing and grading permit application must be consistent with the plan as Attachment 1 to this report.

Authority: Land Use Code 20.30P.140  
Reviewer: Leah Chulsky, Development Services Department

- 2. Land Use Inspection:** Following installation of planting, the applicant shall contact Land Use staff to request an inspection of the planting area as part of the clearing and grading permit process.

Authority: Land Use Code 20.30P.140



Reviewer: Leah Chulsky, Development Services Department

- 3. Monitoring Plan:** The restoration planting area shall be maintained and monitored for 3 years. Monitoring of plant health, coverage of invasive species, and irrigation, is proposed to achieve the performance standards identified in the enhancement plan.

Authority: Land Use Code 20.30P.140

Reviewer: Leah Chulsky, Development Services Department

- 4. Maintenance Surety:** A maintenance surety in the amount of 20 percent of the cost of material and labor shall be submitted prior to issuance of the Clear and Grade permit. The maintenance surety will be released after the 3-year monitoring period. At the end of 3 years an inspection by Land Use staff is needed to release the surety. Staff will need to find that the plants are in a healthy and growing condition for the surety to be released.

Authority: Land Use Code 20.30P.140

Reviewer: Leah Chulsky, Development Services Department

- 5. Approved Activity:** The vegetation management plan established under this approval allows the installation and maintenance of vegetation within a portion of wetland buffer area measuring 2,193 square feet. Any work shall be consistent with this staff report, the plan as Attachment 1, and the Land Use Code.

Authority: Land Use Code 20.30P.140

Reviewer: Leah Chulsky, Development Services Department

- 6. Pesticides, Insecticides and Fertilizers:** The applicant must submit as part of the required Clear and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.220.H

Reviewer: Leah Chulsky, Development Services Department





*Wetland Resources, Inc.*

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.  
Suite 106  
Everett, Washington 98208  
(425) 337-3174  
Fax (425) 337-3045

## **BUFFER ENHANCEMENT PLAN**

**FOR**

### **TOTEM LAKE PETRO-FACTORIA SHELL**

*Wetland Resources, Inc.* Project #12163

Prepared By:

*Wetland Resources, Inc.*  
9505 19th Ave. SE, Suite 106  
Everett, WA 98208  
(425) 337-3174

For:

Totem Lake Petroleum LLC  
Attn: Alireza Saber  
3204 Richards Road  
Bellevue, WA 98005

September 4, 2012

**Received**  
**SEP 10 2012**  
**Permit Processing**

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## **SITE AND PROJECT DESCRIPTION**

Wetland Resources, Inc. was contracted in August 2012 to create a buffer enhancement plan for the 0.43-acre parcel located at 3204 Richards Road in Bellevue, WA (Tax Parcel ID# 0924059191). The site is accessible from Richards Road, just north of I-90 and east of I-405. The site is further located as a portion of Section 9, Township 24N, Range 05E, WM.

The subject property is a rectangular parcel with a gas station and parking lot. The parking lot and existing structure are raised on fill material. The fill slope drops approximately eight feet down, beginning along the eastern property boundary. The toe of slope adjoins with a forested wetland unit that is associated with a Type F stream. The stream drains south through a culvert underneath I-90. Adjacent land uses include: an auto repair shop to the north that is connected by the existing parking lot, Richards Road to the west, SE Eastgate Way to the south, and the aforementioned wetland unit to the east.

The applicant wishes to remodel the existing gas station into a gas station/convenience store. Perimeter landscaping was not required when the station was built in 1972. The City of Bellevue now requires 10 feet of Type III landscaping along street frontages and 8 feet of Type III landscaping at interior lot lines. Given that new perimeter landscaping would impact the existing paved U-Haul parking area, an alternative landscaping design has been proposed. The applicant has discussed this alternative design with the City of Bellevue, which led to the drafting of this buffer enhancement plan.

The applicant is proposing to enhance 2,193 square feet of wetland buffer in lieu of new perimeter landscaping installation. The buffer enhancement area is located in the southern portion of the subject property, south of the existing parking lot and north of the sidewalk on SE Eastgate Way. Existing vegetation is most accurately characterized as semi-maintained Himalayan blackberry.

## **PROPOSED BUFFER ENHANCEMENT PLAN**

Vegetation within the proposed buffer enhancement area is currently a mix of Himalayan blackberry (*Rubus armeniacus*), bare ground, and several black cottonwood (*Populus balsamifera*) at varying stages of maturity. The two primary goals of this project are: to control the aggressive non-native blackberry, and to re-plant the 2,193 square foot area with native trees and shrubs. This plan is intended to improve the ecological function of the degraded buffer in terms of habitat and water quality. To improve the quality of edge habitat, greater diversity of native plant species will provide better food sources, seed sources, and better cover. To perform a more effective water quality function, residence time for water flowing through the site will be increased, and improved bio-filtration is expected based on greater density of shrubs and trees. The enhancement area is a swale/ravine that channels sheetflow from adjacent impervious surfaces into the aforementioned wetland and stream. Planting native shrubs is expected to help reduce the velocity of incoming waters, increase infiltration potential, and perform a more effective bio-filtration function for water entering the wetland and fish-bearing stream.

## BUFFER ENHANCEMENT PLANTING PLAN

The proposed 2,193 square foot buffer enhancement area will be planted with native shrubs upon removal of the Himalayan blackberry (*Rubus armeniacus*). To increase survivorship of installed conifers by providing shade, conifers (#1 and #2 on the list below) shall be planted to an appropriate density within the dripline of the existing black cottonwoods. The placement of the remaining trees and all shrubs shall attempt to mimic natural/asymmetric vegetation patterns found on similar undisturbed sites in the area. All bare ground areas within the buffer enhancement area will be grass seeded with the buffer grass seed mixture recommended below.

Common Name	Latin Name	Plant Size	Plant Spacing	Plant Numbers
1. Douglas fir	<i>Pseudotsuga menziesii</i>	1 gallon	10'	7
2. western red cedar	<i>Thuja plicata</i>	1 gallon	10'	11
3. big-leaf maple	<i>Acer macrophyllum</i>	1 gallon	10'	4
4. Clustered rose	<i>Rosa pisocarpa</i>	1 gallon	5'	16
5. snowberry	<i>Symphoricarpos albus</i>	1 gallon	5'	20
6. black twinberry	<i>Lonicera involucrata</i>	1 gallon	5'	23
7. Oso-berry	<i>Oemleria cerasiformis</i>	1 gallon	5'	15
8. red-osier dogwood	<i>Cornus sericea</i>	1 gallon	5'	25

## BUFFER GRASS AND GROUND COVER SEED MIXTURE

The following species are recommended for their contributions as ground cover and pioneer species. With the exception of white clover, all of the following species are native to the Pacific Northwest. Although white clover is not native, it is preferred for its ability to fix atmospheric nitrogen, providing a much-needed nutrient source for the desired native plants.

Common Name	Latin Name	Lbs./1,000 s.f.
Idaho fescue	<i>Festuca idahoensis</i>	0.8
Rough bentgrass	<i>Agrostis scabra</i>	0.8
Alaska brome	<i>Bromus sitchensis</i>	0.8
White Clover	<i>Trifolium repens</i>	0.2

## DEFINITION OF SUCCESS/PERFORMANCE STANDARDS

The success of the mitigation project shall be defined as:

- 1) 100% survival of planted 1-gallon species at monitoring year one
- 2) >75% survival of the planted 1-gallon species at the end of five growing seasons.
- 3) no more than 25% coverage by aggressive non-native plant species.

The enhancement areas shall support at least 75 percent survivorship of the native plants set forth in this plan by the end of five years. The species mix should resemble that proposed by the planting plans, but strict adherence to obtaining all of the species shall not be a criterion for success. Reproduction of volunteer native species may be used to establish aerial coverage requirements. If a given area contains more than 25 percent aerial coverage of aggressive, non-native species within the planting areas, the restoration shall not be considered successful for that area.

## **MAINTENANCE**

Annual maintenance of the mitigation site shall include control of non-native species, replacement of plant mortality, and irrigation as necessary. The property owner is encouraged to regularly control the blackberry as it begins to re-colonize the enhancement area.

## **MONITORING**

Three permanent photo points shall be established from which photos will be taken throughout the monitoring period. The location of the photo points shall be identified in the first monitoring report. Vegetation sampling shall occur along a permanent east-west oriented transect line, and will be identified in the first monitoring report. The transect line shall detail tree and shrub survival rates, invasive species cover, as well as general health of the newly installed species.

The mitigation project shall be monitored in the fall for five consecutive years to determine project success. A condition report shall be supplied to the City of Bellevue Planning Department each fall following project monitoring. Monitoring shall be done by a qualified wetland professional. Monitoring reports shall be submitted by December 31 of each year during the monitoring period, and will include the following:

- 1) Site plan and location map
- 2) Description of project, including date of installation, current year of monitoring, restatement of enhancement plan/goals/performance standards
- 3) Plant survival, general health, and invasive species cover, based on data from the established transect line
- 4) Summary of maintenance and contingency measures proposed for next season, as well as measures taken for previous season

## **CONTINGENCY PLAN**

Should any monitoring report reveal failure in whole or in part, beyond the scope of routine maintenance, a Contingency Plan shall be submitted. Beyond routine maintenance for this project shall be defined as: >30 percent of the plants are severely stressed during any inspection, or it appears that 30 percent may not survive. To remedy this situation, additional plantings of the same species may be added to the planting area. Elements of a contingency plan may include, but will not be limited to: more aggressive weed control, animal control, mulching, replanting with larger plant material, species substitution, fertilization, soil amendments, and/or irrigation.

## **PERFORMANCE BONDING**

Total Number of Plants	121 plants
Total Estimated Cost of Plants and Labor	\$ 4,277.00
Total Cost of Monitoring and Maintenance	\$ 6,890.85
Total Bond Amount (equivalent to 150% of the cost of plants and labor)	\$11,167.85

## PLANTING NOTES

**Standards.** All work and materials shall conform to City of Bellevue standards and specifications, and to the specifications and details shown on these plans.

**Site conditions.** The Permittee, Landscape Designer and / or Wetland Biologist shall immediately notify the City of Bellevue of any discrepancies between these plans and the site conditions. The locations of plants shown may be modified in the field by the Landscape Designer, Wetland Biologist and / or City of Bellevue Senior Ecologist based on field conditions at the time of planting. Changes should be documented and as-built drawings submitted to the City of Bellevue upon request for formal construction approval.

**Plants.** Plants in number and size are required in accordance with approved plans.

A. **Origin.** Plant materials shall be native plants, nursery grown in the Puget Sound area of Washington. Dug plants may only be used upon approval of City of Bellevue Senior Ecologist.

B. **Handling.** Plants shall be handled so as to avoid all damage, including breaking, bruising, root damage, sunburn, drying, freezing or other injury. Plants must be covered during transport. Plants shall not be bound with wire or rope in a manner that could damage branches. Protect plant roots with shade and wet soil in the time period between delivery and installation. Do not lift container stock by trunks, stems, or tops. Do not remove from containers until ready to plant. Water all plants as necessary to keep moisture levels appropriate to the species horticultural requirements. Plants shall not be allowed to dry out. All plants shall be watered thoroughly immediately upon installation. Soak all containerized plants thoroughly prior to installation. Bare root plants are subject to the following special requirements, and shall not be used unless planted between November 1 and March 1, and only with the permission of the Landscape Designer and City of Bellevue Senior Ecologist. Bare root plants must have enough fibrous root to insure plant survival. Roots must be covered at all times with mud and/or wet straw, moss, or other suitable packing material until time of installation. Plants whose roots have dried out from exposure will not be accepted at installation inspection.

C. **Storage.** Plants stored by the Permittee for longer than one month prior to planting shall be planted in nursery rows, and treated in a manner suitable to that species horticultural requirements. Plants must be reinspected by the Wetland Biologist and / or Landscape Designer prior to installation.

D. **Damaged plants.** Damaged dried out, or otherwise mishandled plants will be rejected at installation inspection. All rejected plants shall be immediately removed from the site.

E. **Plant Names.** Plant names shall comply with those generally accepted in the native plant nursery trade. Any question regarding plant species or variety shall be referred to the Landscape Designer, Wetland Biologist or City of Bellevue Senior Ecologist. All plant materials shall be true to species and variety and legibly tagged.



**F. Plant substitutions.** Plant substitutions are not permitted without the permission of the Landscape Designer, Wetland Biologist and/or City of Bellevue Senior Ecologist. Same species substitutions of larger size do not require special permission. However, small plants often experience less transplant shock and adapt more quickly to site conditions, resulting in a higher success rate. As such, smaller plants will be approved as substitutions based on certain site-specific conditions (trees not less than 1 gallon size however).

**G. Quality and condition.** Plants shall be normal in pattern of growth, healthy, well-branched, vigorous, with well-developed root systems, and free of pests and diseases. Damaged, diseased, pest-infested, scraped, bruised, dried out, burned, broken, or defective plants will be rejected. Plants with pruning wounds over 1" in diameter will be rejected.

**H. Roots.** All plants shall be balled and burlapped or containerized, unless explicitly authorized by the Landscape Designer and / or Wetland Biologist. Rootbound plants or B&B plants with damaged, cracked or loose rootballs (major damage) will be rejected. Immediately before installation, plants' with minor root damage (some broken and / or twisted roots) must be root-pruned. Matted or circling roots of containerized plantings must be pruned or straightened and the sides of the root ball must be roughened from top to bottom to a depth of approximately half an inch in two to four places. Bare root plantings of woody material is allowed only with permission from the Landscape Designer, Wetland Biologist and / or City of Bellevue Senior Ecologist.

**I. Sizes.** Plant sizes shall be the size indicated in the plant schedule. Larger stock may be acceptable provided that it has not been cut back to size specified, and that the root ball is proportionate to the size of the plant. Smaller stock may be acceptable, and under some circumstances preferable, based on site-specific conditions. Measurements, caliper, branching and balling and burlapping shall conform to the American Standard of Nursery Stock by the American Association of Nurserymen (latest edition).

**J. Form.** Evergreen trees, if used, shall have single trunks and symmetrical, well-developed form. Deciduous trees shall be single trunked unless specified as multi-stem in the plan schedule. Shrubs shall have multiple stems, and be well-branched.

**K. Planting.** Planting shall be done in accordance with illustrated details in the mitigation / restoration plan set and accepted industry standards.

**L. Timing of Planting.** Unless otherwise approved by City of Bellevue Senior Ecologist, all planting shall occur between September 15 and January 15. Overall, the earlier plants go into the ground in the fall, the more time they have to adapt to the site and extend their root systems before the water demands of spring and summer.

**M. Weeding.** Existing and exotic vegetation in the mitigation and buffer areas will be hand weeded from around all newly installed plants at the time of installation and on routine basis through monitoring period. No chemical control of vegetation on any portion of the site is allowed without the written permission of City of Bellevue Senior Ecologist.

N. **Soil Amendments.** Unless otherwise specified and approved by City of Bellevue, organic matter (Cedar Grove Pure Compost or approved equal) will be incorporated into the entire planting site, not including areas inside the dripline of existing trees and shrubs. One unit of loose, well-composted organic material should be incorporated with two units of loose soil to a depth of eight to ten inches (only three to four inches within three feet of existing drip lines) and mixed thoroughly.

O. **Mulch.** All landscaped areas denuded of vegetation and soil surface surrounding all planting pit areas shall receive no less than 2" – 4" of organic compost or certified weed free straw after planting. Compost or certified weed-free straw shall be kept well away (at least 2") from the trunks and stems of woody plants. Compost shall be Cedar Grove Pure Compost or approved equal. No bark products or sawdust will be permitted.

P. **Site conditions.** Contractor shall immediately notify the Landscape Designer and / or Wetland Biologist of drainage or soil conditions likely to be detrimental to the growth or survival of plants. Planting operations shall not be conducted under the following conditions: freezing weather, when the ground is frozen, excessively wet weather, excessively windy weather, or in excessive heat.

Q. **Plant locations.** Locations shall be as depicted in the approved plan set. The Landscape Designer and / or Wetland Biologist may change the locations of plantings shown on plans based on field conditions.

R. **Planting in pits.** Planting pits shall be circular or square with vertical sides, and shall be 6" deeper and 12" larger in diameter than the root ball of the plant. Break up the sides of the pit in compacted soils. Set plants upright in pits, as illustrated in planting detail. Burlap shall be removed from the planting pit. Backfill shall be worked back into holes such that air pockets are removed without adversely compacting down soils.

S. **Fertilizer.** Slow release fertilizer may be used if pre-approved by City of Bellevue Senior Ecologist. Fertilizers shall be applied only at the base of plantings underneath the required covering of mulch (that does not make contact with stems of the plants). No soil amendment or fertilizers will be placed in planting holes.

T. **Water.** Plants shall be watered midway through backfilling, and again upon completion of backfilling. For spring plantings (if approved), a rim of earth shall be mounded around the base of the tree or shrub no closer than the drip line, or no less than 30" in diameter, except on steep slopes or in hollows, as illustrated in planting detail. Plants shall be watered a second time within 24-48 hours after installation. The earthen rim / dam should be leveled prior to the second growing season.

U. **Staking.** Most shrubs and many trees DO NOT require any staking. If the plant can stand alone without staking in a moderate wind, do not use a stake. If the plant needs support, then strapping or webbing should be used as low as possible on the trunk to loosely brace the tree with two stakes (see Planting Detail). Do not brace the tree tightly or too high on the trunk. If the tree is unable to sway, it will further lose the ability to support itself. Do not use wire in a rubber hose for strapping as it exerts

too much pressure on the bark. As soon as supporting the plant becomes unnecessary, remove the stakes. All stakes must be removed within two (2) years of installation.

**V. Intermediate Inspections.** All plants shall be inspected and approved by the Landscape Designer and / or Wetland Biologist prior to installation. Condition of roots of a random sample of plants will be inspected, as well as all aboveground growth on all plants. Roots of any bare root plants, if permitted for use, will be inspected. Plant material may be approved at the source, at the discretion of the Landscape Designer and / or Wetland Biologist, but all material must be re-inspected and approved on the site prior to installation. Plant locations shall also be inspected and approved prior to planting.

**W. Wildlife Control.** As determined by the Landscape Designer, and / or the Wetland Biologist, fencing may be needed to limit deer intrusion while installed plants are becoming established.

**Hand Seeding.** Seeding is required as described in approved plans

**A. Timing.** Seeding shall not take place until compost has been applied. Contractor shall insure that areas to receive seed are clean of debris and that final grades are correct. Seeding shall be performed after other plant installation is complete. Seeding is the final step of the initial installation; site shall be closed to all vehicles and foot traffic shall be minimized after seeding is complete. Seeding shall not take place when the ground is frozen or in windy weather. Seeds shall be hand broadcast or by mechanical hand powered spreader, with as even distribution as feasible. Areas within 6"-12" of stems of installed plants shall not be seeded.

**B. Seed mix.** Use specified native mix at rate specified. All seed materials shall be free of weed seeds or other foreign matter detrimental to plant growth. NOTE: Seed mix should be ordered as early as possible to insure an adequate supply of specified native seed.

**C. Post seeding erosion control.** Scatter 1"-2" of certified weed-free straw on all bare ground after seeding is complete and inspected, for erosion control (see Erosion Control Notes).

**Maintenance.** Maintenance shall be required in accordance with King County Sensitive Areas Mitigation Guidelines (1998) and approved plans.

**A. Survival.** The Permittee shall be responsible for the health of 100% of all newly installed plants for one *growing season* after installation has been accepted by City of Bellevue Senior Ecologist (see Performance Standards). A growing season for these purposes is defined as occurring from spring to spring (March 15 to March 15, following year). For fall installation (often required), the growing season will begin the following spring. The Permittee shall replace any plants that are failing, weak, defective in manner of growth, or dead during this growing season, as directed by the Landscape Designer, Wetland Biologist, and / or City of Bellevue Senior Ecologist.

**B. Installation Timing for Replacement Plants.** Replacement plants shall be installed between September 15 and January 15, unless otherwise determined by the Landscape Designer, Wetland Biologist, and/or City of Bellevue Senior Ecologist.

**C. Duration and Extent.** In order to achieve performance standards, the Permittee shall have the mitigation area maintained for the duration of the monitoring period, \_\_\_\_ years. Maintenance will include watering, weeding around base of installed plants, pruning, replacement, restaking, removal of all classes of noxious weeds (see Washington State Noxious Weeds List, WAC 16-750-005) as well as Himalayan blackberry, and any other measures needed to insure plant survival. All maintenance shall be directed by the Landscape Designer and / or Wetland Biologist.

**D. Standards for Replacement Plants.** Replacement plants shall meet the same standards for size and type as those specified for original installation unless otherwise directed by the Landscape Designer, Wetland Biologist, and /or City of Bellevue Senior Ecologist. Replacement plants shall be inspected as described above for the original installation.

**E. Replanting.** Plants that have settled in their planting pits too deep, too shallow, loose, or crooked shall be replanted as directed by the Landscape Designer, Wetland Biologist, and / or City of Bellevue Senior Ecologist.

**F. Herbicides / Pesticides.** Chemical controls shall not be used in the mitigation / restoration area, sensitive areas or their buffers. However, limited use of herbicides may be approved depending on site specific conditions, only if approved by City of Bellevue Senior Ecologist.

**G. Irrigation / Watering.** Water shall be provided during the dry season (July 1 – October 15) for the first two years after installation to ensure plant survival and establishment. Water should be provided by a temporary above ground irrigation system and / or a water truck. Water should be applied at a rate of 1” of water two times a week for year 1 and 1” of water one time a week during year 2.

### **USE OF THIS REPORT**

This Buffer Enhancement Plan is supplied to Alireza Saber as a means of determining an appropriate buffer enhancement plan, as required by the City of Bellevue during the permitting process. This report is based largely on readily observable conditions and to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions. This report is intended to provide information deemed relevant in the applicant's attempt to obtain permit approval to renovate the existing gas station.

The work for this report has conformed to the standard of care employed by wetland ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

*Wetland Resources, Inc.*

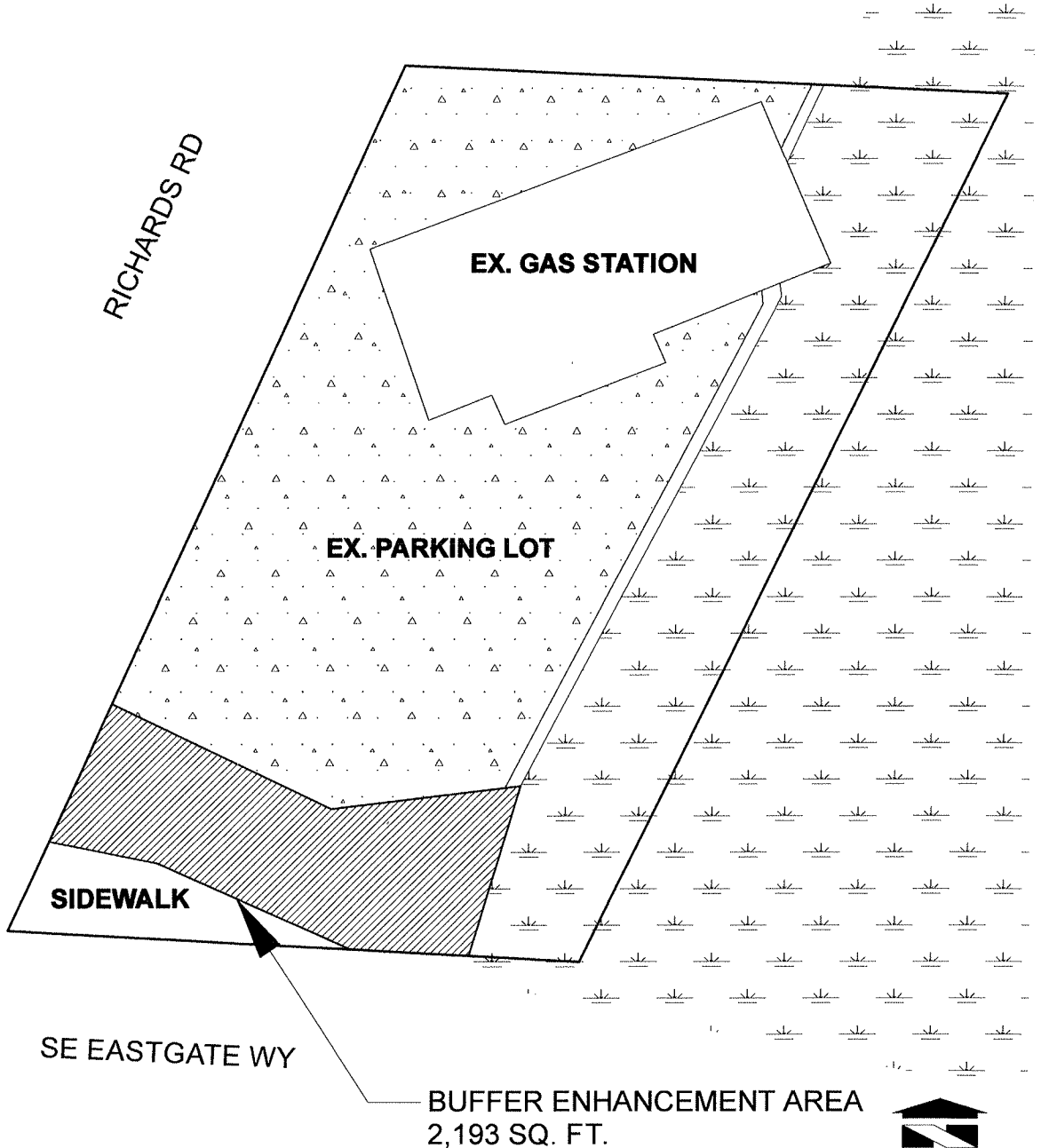
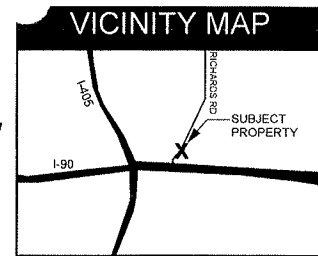
A handwritten signature in black ink, appearing to read 'Niels Pedersen', written in a cursive style.

Niels Pedersen  
Associate Wetland Ecologist

# BUFFER ENHANCEMENT PLAN

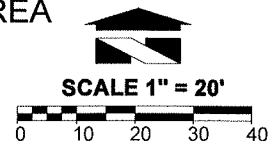
## ***ALI SABER FACTORIA SHELL***

PORTION OF SECTION 9, TOWNSHIP 24N, RANGE 05E



LEGEND	
	BUFFER ENHANCEMENT AREA
	APPROXIMATE WETLAND BOUNDARY

NOTE: THIS MAP IS APPROXIMATE FOR PLANNING AND DISCUSSION ONLY



**Wetland Resources, Inc.**  
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance  
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208  
Phone: (425) 337-3174  
Fax: (425) 337-3045  
Email: mailbox@wetlandresources.com

BUFFER ENHANCEMENT PLAN  
***FACTORIA SHELL STATION***  
BELLEVUE, WA

Totem Lake Petroleum LLC  
Attn: Ali Saber  
3204 Richards Road  
Bellevue, WA 98005  
Sheet 1/1  
WRI Job #12163  
Drawn by: NP  
Date: 08.29/2012



Date: 8/30/12 Prepared by: NP

### Project Description: Buffer Enhancement Plan

Phone: (425) 246-3252

Type	Unit Price	Unit	Quantity	Description	Cost
PLANTS: Potted, 4" diameter, medium	\$5.00	Each			\$ -
PLANTS: Container, 1 gallon, medium soil	\$11.50	Each	121.00		\$ 1,138.50
PLANTS: Container, 2 gallon, medium soil	\$20.00	Each			
PLANTS: Container, 5 gallon, medium soil	\$36.00	Each			
PLANTS: Seeding, by hand	\$0.50	SY	2317.00		\$ 1,158.50
PLANTS: Slips (willow, red-osier)	\$2.00	Each	5.00		\$ 10.00
PLANTS: Stakes (willow)	\$2.00	Each			\$ -
PLANTS: Stakes (willow)	\$2.00	Each			\$ -
PLANTS: Flats/plugs	\$2.00	Each			\$ -
* All costs include installation				TOTAL	\$ 2,307.00

Type	Unit Price	Unit			Cost
Compost, vegetable, delivered and spread	\$37.88	CY			\$ -
Decompacting till/hardpan, medium, to 6" depth	\$1.57	CY			\$ -
Decompacting till/hardpan, medium, to 12" depth	\$1.57	CY			\$ -
Hydroseeding	\$0.51	SY			\$ -
Labor, general (landscaping)	\$40.00	HR	8.00		\$ 320.00
Labor, general (construction)	\$40.00	HR			\$ -
Labor: Consultant, supervising	\$55.00	HR			\$ -
Labor: Consultant, on-site re-design	\$95.00	HR			\$ -
Rental of decompacting machinery & operator	\$70.00	HR			\$ -
Sand, coarse builder's, delivered and spread	\$42.00	CY			\$ -
Staking material (set per tree)	\$7.00	Each			\$ -
Surveying, line & grade	\$250.00	HR			\$ -
Surveying, topographical	\$250.00	HR			\$ -
Watering, 1" of water, 50' soaker hose	\$3.62	MSF			\$ -
Irrigation - temporary	\$3,000.00	Acre			\$ -
Irrigation - buried	\$4,500.00	Acre			\$ -
Tilling topsoil, disk harrow, 20hp tractor, 4'-6" deep	\$1.02	SY			\$ -
	\$25.00	HR			\$ -
					\$ -
				TOTAL	\$ 320.00

ITEMS	Unit Cost	Unit			Cost
Fascines (willow)	\$ 2.00	Each			\$ -
Logs, (cedar), w/ root wads, 16"-24" diam., 30' long	\$1,000.00	Each			\$ -
Logs (cedar) w/o root wads, 16"-24" diam., 30'	\$400.00	Each			\$ -
Logs, w/o root wads, 16"-24" diam., 30' long	\$245.00	Each			\$ -
Logs w/ root wads, 16"-24" diam., 30' long	\$460.00	Each			\$ -
Rocks, one-man	\$60.00	Each			\$ -
Rocks, two-man	\$120.00	Each			\$ -
Root wads	\$163.00	Each			\$ -
Spawning gravel, type A	\$22.00	CY			\$ -
Weir - log	\$1,500.00	Each			\$ -
Weir - adjustable	\$2,000.00	Each			\$ -
Woody debris, large	\$163.00	Each			\$ -
Snags - anchored	\$400.00	Each			\$ -
Snags - on site	\$50.00	Each			\$ -
Snags - imported	\$800.00	Each			\$ -
					\$ -
					\$ -
* All costs include delivery and installation				TOTAL	\$ -

ITEMS	Unit Cost	Unit		Cost
Backfill and Compaction-embankment	\$ 4.89	CY		\$ -
Crushed surfacing, 1 1/4" minus	\$30.00	CY		\$ -
Ditching	\$7.03	CY		\$ -
Excavation, bulk	\$4.00	CY		\$ -

Fence, silt	\$1.60	LF		\$	-
Jute Mesh	\$1.26	SY		\$	-
Mulch, by hand, straw, 2" deep	\$1.27	SY		\$	-
Mulch, by hand, wood chips, 2" deep	\$3.25	SY	200.00	\$	650.00
Mulch, by machine, straw, 1" deep	\$0.32	SY		\$	-
Piping, temporary, CPP, 6"	\$9.30	LF		\$	-
Piping, temporary, CPP, 8"	\$14.00	LF		\$	-
Piping, temporary, CPP, 12"	\$18.00	LF		\$	-
Plastic covering, 6mm thick, sandbagged	\$2.00	SY		\$	-
Rip Rap, machine placed, slopes	\$33.98	CY		\$	-
Rock Constr. Entrance 100'x15'x1'	\$3,000.00	Each		\$	-
Rock Constr. Entrance 50'x15'x1'	\$1,500.00	Each		\$	-
Sediment pond riser assembly	\$1,695.11	Each		\$	-
Sediment trap, 5' high berm	\$15.57	LF		\$	-
Sediment trap, 5' high berm w/spillway incl. riprap	\$59.60	LF		\$	-
Sodding, 1" deep, level ground	\$5.24	SY		\$	-
Sodding, 1" deep, sloped ground	\$6.48	SY		\$	-
Straw bales, place and remove	\$600.00	TON		\$	-
Hauling and disposal	\$20.00	CY	50.00	\$	1,000.00
Topsoil, delivered and spread	\$35.73	CY		\$	-
	\$17.00	CY		\$	-
				\$	-
TOTAL				\$	1,650.00



GENERAL ITEMS					
ITEMS	Unit Cost	Unit			Cost
Fencing, chain link, 6' high	\$18.89	LF			\$ -
Fencing, chain link, corner posts	\$111.17	Each			\$ -
Fencing, chain link, gate	\$277.63	Each			\$ -
Fencing, split rail, 3' high (2-rail)	\$10.54	LF	0.00		\$ -
Fencing, temporary (NGPE)	\$1.20	LF			\$ -
Signs, sensitive area boundary (inc. backing, post, install)	\$28.50	Each	0.00		\$ -
					\$ -
					\$ -
					\$ -
					\$ -
				TOTAL	\$ -
OTHER				(Construction Cost Subtotal)	\$ -
ITEMS	Percentage of Construction Cost	Unit			Cost
Mobilization	10%	0			
Contingency	30%	0			
				TOTAL	\$ -
MAINTENANCE AND MONITORING <div>NOTE: Projects with multiple permit requirements may be required to have longer monitoring and maintenance terms. This will be evaluated on a case-by-case basis for development applications. Monitoring and maintenance ranges may be assessed anywhere from 5 to 10 years.</div>					
Maintenance, annual					
Less than 1,000 sq.ft. and buffer mitigation only	\$ 1.08	SF		(3 X SF total for 3 annual events; Includes monitoring)	\$ -
Less than 1,000 sq.ft. with wetland or aquatic area mitigation	\$ 1.35	SF		(3 X SF total for 3 annual events; Includes monitoring)	\$ -
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of buffer mitigation	\$ 180.00	EACH	5.00	(4hr @\$45/hr)	\$ 900.00
Larger than 1,000 sq. ft. but less than 5,000 sq.ft. of wetland or aquatic area mitigation	\$ 270.00	EACH		(6hr @\$45/hr)	\$ -
Larger than 5,000 sq.ft. but < 1 acre -buffer mitigation only	\$ 360.00	EACH		(8 hrs @ 45/hr)	\$ -
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area mitigation	\$ 450.00	EACH		(10 hrs @ \$45/hr)	\$ -
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area mitigation	\$ 1,600.00	DAY		(WEC crew)	\$ -
Larger than 5 acres - buffer and / or wetland or aquatic area mitigation	\$ 2,000.00	DAY		(1.25 X WEC crew)	\$ -
Monitoring, annual					
Larger than 1,000 sq.ft. but less than 5,000 wetland or buffer mitigation	\$ 720.00	EACH	5.00	(8 hrs @ 90/hr)	\$ 3,600.00
Larger than 5,000 sq.ft. but < 1 acre with wetland or aquatic area impacts	\$ 900.00	EACH		(10 hrs @ \$90/hr)	\$ -
Larger than 1 acre but < 5 acres - buffer and / or wetland or aquatic area impacts	\$ 1,440.00	DAY		(16 hrs @ \$90/hr)	\$ -
Larger than 5 acres - buffer and / or wetland or aquatic area impacts	\$ 2,400.00	DAY		(24 hrs @ \$90/hr)	\$ -
Maintenance and Monitoring Inspection (DDES), annual	\$362.25	EACH	5.00	(2.5 hrs @ \$144.90/hr)	\$ 1,811.25
Maintenance and Monitoring Inspection (DDES), final	\$579.60	EACH	1.00	(4 hrs @ \$144.90/hr)	\$ 579.60
				TOTAL	\$ 6,890.85
Total					\$11,167.85